

TOWN AND COUNTRY PLANNING DEPARTMENT

The 16th February, 1978

No. 1274-2TCP-78.—With reference to Haryana Government Notification No. 10165-V-DP-71/3834, dated the 10th September, 1971, published in the *Haryana Government Gazette*, dated 21st September, 1971, and in exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to republish the Draft Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexure 'A' and 'B' to the Development Plan) at Panipat approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. The republication of the Draft Development Plan has been necessitated firstly due to the setting up of National Fertilizer Plant at Panipat in the area designated as Rural Zone in the earlier published Draft Development Plan. Now the area under the Fertilizer Plant has been designated as heavy Industrial Zone. Secondly due to subsequent changes in the proposed land uses of the tentative Master Plan of Panipat as approved by the Co-ordination Committee constituted by Haryana Government Notification No. 6060-DU-I-75/13113 dated 18th September, 1975 for integrated development of Panipat town.

3. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector-18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

Drawing

1. Existing land use plan Drawing No. RTP (R) 12/72, dated 27th January, 1972 (See page No. 933)
2. Draft Development Plan Drawing No. DTP(K) 290/77, dated 27th September, 1977 (See page No 935)

Annexure 'A'

Explanatory Note on the Draft Development Plan for controlled Area at Panipat.

I. INTRODUCTION

The existing town of Panipat is situated on the National Highway No. I (Delhi—Ambala—Amritsar, G.T. Road) at a distance of about 85 kms. from Delhi towards its north and 34 kms. towards south from Karnal. Panipat is one of the sub-divisional Headquarters in Karnal District and is the point of convergence of roads from Delhi, Gohana, Karnal, Assandh and Kairana in Uttar Pradesh apart from being a railway junction.

Panipat is famous for its wool market and manufacturing industries. In the recent past it has attracted handloom industries in large numbers and has become a big centre of handloom in the country. The handloom industry has given a big boost to the economy of the town. The above factors and its strategic location vis-a-vis Delhi, improved connections with important towns and availability of sweet under ground water in abundance has given an impetus to the development and growth of the town.

The town is growing both in size as well as in population. Its population was 38,000 in 1941 and due to large scale migration of refugees at the time of partition of the country in 1947 it rose to 55,000 in 1951. The population was 67,000 in 1961 (as per Census report) and in 1971 it rose to 88,000 giving 31.3 per cent as decennial increase.

Panipat is one of the eight Priority towns' recognised in the Regional Plan of the National Capital Region and recommended to be developed suitably. In the Regional Plan it is proposed to link this town to Delhi by Express way as well as double railway track duly electrified.

As mentioned earlier, the population of Panipat town was 67,000 and 88,000 in the year 1961 and 1971 respectively, indicating a decennial population growth of approximately 31.3 per cent. Assuming the rate of growth as 4 per cent per annum including in migration for the next decade i.e. up to 1981 A.D. the population estimate comes to 1.25 lacs approximately. Thus the population of 2 lacs by the year 1981 envisaged in the National Capital Region Plan seems to be very much on the higher side. However, considering a higher rate of migration with the development of the economy of the urban areas and saturation of employment in the rural areas, the growth rate for the decade 1981—1991 could be assumed as 5 per cent per annum. This will give a population of approximate 2 lacs by 1991.

Panipat, being one of the towns to be developed on priority as per recommendations of Regional Plan of the National Capital Region and also due to anticipated induced growth to arrest migration to Delhi, an adhoc figure of 3 lacs population has been proposed for the Development Plan period i.e. up to the year 12001 A.D.

2. EXISTING LAND USES

The existing old town of Panipat is situated to the east of G.T. Road on an elevated tract of land, which once upon a time was a fortified town. Now the wall is absent and only few gates exist at site. The features of historical importance of the town are Lodhi Tomb, Devi Mandir, Tomb of Saint Qualander. River Yamuna flows at a distance of about 10 miles from the town, to its east. The Delhi-Ambala railway line runs parallel to the G. T. Road and divides the town in two parts. In the west across the railway line, the Model Town and the Industrial area are the new areas, developed after the partition of the country. Further on west lies the Western Yamuna Canal, Delhi parallel Branch Canal and the agricultural tract of land through which two roads, one connecting the town to Gohana and the other to Assandh and a railway line connecting Jind with the town are running. Another railway line to connect this town with Gohana, which is already connected with Rohtak by rail is under construction.

A co-operative sugar mill and an electric grid sub-station are situated on Gohana road. Beas power grid-sub-station of 400 K.W. is under construction in an area of 25.6 hectares on the G.T. road near village Nangal Kheri.

The wholesale grain markets named Gauashala Mandi and Gandhi mandi are situated on G.T. road towards Delhi. A temporary wholesale fruit and vegetable market is situated on Sanauli road, whereas a new vegetable market with modern amenities is under construction by the Improvement Trust, Panipat, on the same road, to meet with the present and future need of the town.

Recently Hali Park, a recreational complex named after the famous Urdu poet Khawaja Altaf Hussain 'Hali' stands developed on an area of 11.6 hectares near the industrial area. This complex consists of a children park, a rose garden, fountain stream and a lake with boating and fishing facilities which provides recreation for the inhabitants of the town as well as for the tourists. Besides this, a Stadium is also under construction in an area of 2.8 hectare approximately in the Model Town. This is expected to be completed in the year 1977-78. A tourist complex in an area of 2 hectares is under construction by the Tourism Department in an open triangular tract on G.T. road towards the north of Civil Hospital.

A big building named "Red Cross Bazaar" has been constructed recently and a 3 storied Super Bazaar-cum-Municipal Office is under construction on G.T. road on the premises of Old Civil Hospital. New Civil and E.S.I. Hospital is situated on G.T. road near Bus stand.

The National Fertilizer Plant is under construction in an area of 180 hectares approx. towards west Delhi railway line and south of Gohana road.

The area outside the municipal limits is predominantly agricultural and the terrain is fairly level. However, there is haphazard linear growth of industries along major roads and more particularly along the G.T. road.

In order to channelise the development in planned manner and to control the sprawling haphazard piecemeal growth the Government declared a sizeable area around municipal limits of the town in 1971 as 'Controlled Area' under section 4(i)(a) of the Punjab Scheduled Roads and controlled Areas (Restriction of Unregulated Development) Act, 1963,—*vide* notification No. 10165-V-DP-71/3884, dated the 10th September, 1971, published in the *Haryana Government Gazette* on 21st September, 1971 and the Development Plan have been prepared accordingly. The land use proposals shown in the Development Plan are in respect of Controlled Area. The proposals within the municipal limits have been shown for integrated and co-ordinated development of the town.

3. PROPOSALS

The municipal limits (1971) of the town cover an area of about 1056 hectares. The Planning within the existing town is conspicuously absent, except a residential colony named Model Town, a housing colony constructed by the Housing Board. Haryana near the Devi Mandi, a few pockets developed under town planning schemes and an industrial area situated on the west of G.T. road across railway line. The existing town since is a great health hazard on account of over congestion it is viewed that it reserves to be decongested and existing vacant large and small pockets within the municipal limits needs to be developed to take care of this decongestion.

It is estimated that a population of about 1.25 lacs would be adjusted within municipal limits and the remaining 1.75 lacs would be taken care of in the area proposed for the Development Plan. In the preparation of Development Plan an effort has been made for integrating the proposed development with the existing town.

Since the town is situated on both sides of G.T. road which generates pretty high criss-cross traffic on it, the roads system has been so proposed that the outer ring road alongwith regional ring road can serve as a through road, in order to facilitate through traffic without entering the town. The central road of the town (V-1) has been proposed along existing 132 K.V. line and on this road two sectors namely sector 14 and 15 have been reserved for the central facilities of the town viz., "Town Centre (including Town)" and "Public and Semi-public Use." Keeping in view the prevailing wind direction the area for industrial use has been proposed towards south duly separated

by sufficiently wide green buffer from the residential area. The provision of major land uses for Development Plan of the Controlled Area with their description are given as under :—

Extent of Major Land Uses	Area in Hect.
1. Residential	.. 1,170.40
2. Commercial—	
(i) Retail trade	.. 69.20
(ii) Warehouse and storage	.. 116.60
3. Industrial—	
(i) Light industry	.. 498.00
(ii) Heavy industry	.. 201.00
4. Transport and communications—	
(i) Land belonging to Railways	.. 44.00
(ii) Roads/Road transport depots and Parking Areas	.. 247.60
5. Public Utilities—	
(i) Drainage and sanitary installations including disposal works	.. 25.10
(ii) Electric power plants, substations etc.	.. 25.60
6. Public and Semi-public Uses—	
(i) Govt. Administrative Centres/District Offices	.. 28.80
(ii) Educational and cultural institutions	.. 26.40
7. Open Spaces—	
(i) Green belts	.. 184.00
Total area proposed to be developed within the controlled area	.. 2,636.70
Total area within municipal limits (1971)	.. 1,056.00
Total proposed area for integrated development	.. 3,692.70
8. Area under Agricultural Zone	.. 4,068.90

4. Description of Land Uses

In the preparation of the Development Plan an average density of approx. 82 persons per hectare has been envisaged.

4.1. Residential.—The residential area of about 1170.40 hectares has been proposed which covers nearly 11 full sectors and a few part sectors along the municipal limits. This will accommodate a population of 1.75 lacs. The undeveloped land within municipal limits will take care of decongestion of the existing town, which is very thickly populated like any other old town. The sector density has been kept varying between 120 to 300 persons per hectare depending upon the location of the sector and the type of development pouring into the town.

4.2. Commercial.—At present the commercial area is mainly concentrated along main roads within the old town and along G.T. road. And there is no organised centre of commercial activity within the town. In order to meet the future commercial needs of the town and other recreational-cum-civic facilities an area of 69.20 hectares has been proposed which comes to about 2.7 per cent of the total area proposed for development plan. A 60 metre wide

commercial strip has been proposed in sector 13 coinciding with sector 10 with municipal limits for commercial show-rooms. Besides this an area of 116.60 hectares has been proposed for ware-housing and storages in sector 26. With this the total commercial area comes out to be 185.80 hectares.

4.3. Industrial.—Panipat occupies a prominent position on the industrial map of the State where majority of population is engaged in handloom industry. Being one of the industrial town within the National Capital Region, with good transportation linkages, it has great potential for development.

Due to increasing industrialization, it can be anticipated that the percentage of industrial workers would be 19 per cent by 2001 A.D. as against 9.0 per cent according to 1971 census. The total industrial working force, therefore, comes, to 57,000 workers by the year 2001. The area proposed for industrial use covers about 699.00 hectares.

The industrial zone has been divided into two sub-heads, namely, (i) Light industry and (ii) Heavy industry.

The area earmarked for each use comes to approx. 498.00 hectares and 201.00 hectares respectively.

A 60 metre wide green strip has been proposed along north side of proposed V-3 road passing between the industrial zone and residential zone. Another strip of same width has been proposed on northern side of Jatal road. These two green strips shall act as buffer in between the residential and industrial zone.

4.4. Transport and Communications.—There is a sufficient existing provisions of such facilities within the town which can cater to the needs of the present population suitably. As regards to the future needs, necessary provision of such facilities shall be made within the proposed sectors as per the requirements from time to time.

ROAD SYSTEM

An efficient circulation system between various parts of Urban area and its linkages with surrounding area is the prime needs for proper functioning of the city. Panipat suffers from many circulation problems, like traffic congestion, inter mixing of through and local traffic, besides poor road geometries.

The National Highway No. 1 (G.T. road) passes through the town dividing it into two parts. This has created traffic problems for through and local traffic. To solve the existing and anticipated traffic problems in future, a specific road network as shown on the plan has been evolved.

The proposed road system is a combination of grid-iron and spider web pattern. The hierarchy of the roads shown (on the map of Development Plan) and their land reservation is as under:—

(i) V-1 Outer/Inner ring roads	.. 64 metres
(ii) V-2 Major roads	.. 45 metres
(iii) V-3 Sector roads	.. 30 metres
(iv) V-1 (a) Existing roads	.. Existing width.

With and alignment of other roads shall be as per detailed sector plans. A regional ring road bypass has been proposed towards south of National Fertilizer Plant, which will form a part of outer grid recommended to be developed to the standard of National highway as envisaged in the regional plan of National Capital Region for by-passing through traffic without entering the town.

4.5. PUBLIC UTILITIES

An area of 50.70 hectares has been proposed under this use, out of this 25.60 hectares has been earmarked for Beas Project, 400 KV grid sub-station. The erection of building within this use shall however be governed by the relevant provisions of the Act and Rules framed thereunder.

The remaining area of 25.10 hectares has been proposed for sewerage disposal works within the agricultural zone.

4.6 PUBLIC AND SEMI-PUBLIC USES

(i) Government Administrative Centres/Offices.—Panipat being the Sub-Divisional headquarters of Karnal District, has a number of Government and Semi-Government offices, which are at present scatter through out the city. Assuming the total workers in this category to be 6 per cent of the total population, with a density of 620 workers per hectare, the area required for government offices comes to approx. 28 hectares. Therefore, an area of 28.80 hect. has been proposed in sector 15.

(ii) **Educational and Cultural.**—Panipat at present has three degree colleges which are already short of required space. Assuming 2 per cent of the total population as college going population by the year 2001, it is estimated that this town would need, three more colleges upto the plan period. Thus an area of approx. 26.40 hectare has been proposed, for institutional zone.

4.7. OPEN SPACES

Green Belts.—The green belts of varying widths, depending upon the hierarchical order of roads, have been provided on either side of the road reservations within the urbanisable area as shown on the Development Plan, with the basic idea to facilitate unhindered flow of traffic and better environmental conditions.

However, along the scheduled roads in the agricultural zone, the proposed green belts will be governed under section 3 of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963.

Agricultural Zone.—The remaining area surrounding the urbanisation proposals is proposed to be preserved as an agricultural zone. An agricultural zone, however, would not eliminate the essential building development within this area such as extension of existing villages contiguous to 'Abadi-dch' if undertaken as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of agricultural zone as such.

5. ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to, by a set of Zoning Regulations which forms part of this Development Plan. These Regulations will govern the change of land use and standards of development. They also detail out, allied and ancillary uses and stipulate that change of land use and all development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans each sector to guide the development and to enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS GOVERNING LAND USES AND DEVELOPMENT OF LAND IN THE CONTROLLED AREA, PANIPAT AS SHOWN IN DRAWING NO. DTP(K)-283/77, DATED 9TH FEBRUARY, 1977

I. General—(1) These regulations forming part of the Draft Development Plan for the Controlled Area, around Panipat shall be called Zoning regulations of the Development Plan for Panipat Controlled Area.

(2) The requirements of these regulations, shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963 and the Rules framed thereunder.

II. Definitions.—In these regulations—

(a) "Approved" means approved under the Rules.

(b) "Building Rules" means rules contained in Part VII of the Rules, 1965 as amended upto-date.

(c) "Drawing" means Drawing No. DTP(K)-290/77, dated 27th September, 1977.

(d) "Floor Area Ratio (F.A.R.)" means the ratio expressed in percentage, between the total floor area of the building on all floors and the total area of the site.

(e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

(f) "Local Service Industry" means an industry, the manufacture and produce of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, atta chakkies with power, laundry, dry-cleaning and dyeing, repair and service of auto-mobile, scooters and cycles, repair of household utensils, shoe-making, repairing and fuel depots etc.

(g) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odour, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

(h) "Heavy Industry" means an industry to be set-up in the public or semi-public or private sector with the permission of the Government if the cost of machinery is more than one crore rupees.

(i) "Material Date" means 21st September, 1971 on which date the land within the Controlled Area was notified—*vide* Haryana Government Gazette notification No. 10165-VDP-71/3884, dated 10th September, 1971, appearing in the Haryana Government Gazette of 21st September, 1971.

(j) "Non-conforming Use" in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major use specified for that part of the area in the Development Plan.

(k) "Public Utility Buildings" means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph, transport and for any other municipal services including a fire station.

(l) "Rules" means Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Rules, 1965 with amendments, if any.

(m) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in "Sector Area" or "Colony Area" as the case may be.

Explanation.—(i) In this definitions the "Sector Area" or "Colony Area" shall mean the areas of the sector or of the colony as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be;

(ii) For the purpose of calculation of sector density or colony density, it shall be assumed that at least 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plots, however, one family unit shall be assumed.

(n) "Site Coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(o) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector", "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas (Restriction of unregulated Development) Act, 1963.

III. MAJOR LAND USES/ZONES.—

For purpose of these regulations, the various parts of the controlled area, indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Commercial Zone.
- (iii) Industrial Zone.
- (iv) Public and Semi-Public Zone.
- (v) Public utilities.
- (vi) Transport and Communication.
- (vii) Open spaces.
- (viii) Agricultural land.

IV. DIVISION INTO SECTORS

Major land uses mentioned at Serial No. (i) to (iv) in Regulation III above which are land uses for building purposes have been divided into sectors as shown on the Plan. Main ancillary and allied uses which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones, are listed in Appendix 'A', subjoined to these regulations.

V. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purpose, the Director, may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area till such time, as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VI. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE, ETC.

(i) Change of land use and development in sectors meant for Town Centre and Public, Semi-Public use shall be taken exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VII. LAND RESERVATION FOR MAJOR ROADS

Land reservation for major roads shall be as under :—

(i) Major roads indicated as V-I on Drawing	.. 64 Metres
(ii) Major roads marked as V-I a on Drawing	.. Existing width
(iii) Major roads marked as V-2 on Drawing	.. 45 Metres
(iv) Major roads marked as V-3 on Drawing	.. 30 Metres

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans or colonies.

BUILDING RESTRICTIONS

VIII. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN

Except as provided in Regulation IX, no plans within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

IX. INDUSTRIAL NON-CONFORMING USE

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the "Director" but not exceeding 10 years, provided that the owner of the industry concerned—

- (a) undertakes to pay to the "Director" as determined by him the proportionate changes towards the external development of his site as and when called upon by the Director to do so in this behalf ; and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES

(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) In a non-conforming use, if building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

XI. DENSITY, SIZE AND DISTRICTION OF PLOTS

(i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony, allowed under Regulation XVI the colony density of the colony area shall not exceed the limits as laid down below :—

For area up to 100 hectares	.. 150 p.p.h.
For area larger than 100 hectares	.. 112 p.p.h.

XII. INDUSTRIAL SITES TO FORM PART OF APPROVED LAYOUT/ZONING PLANS

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation XVI below.
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. SITE COVERAGE AND HEIGHT OF BUILDINGS IN VARIOUS USES

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in part VII of the Rules. In the case of other categories, maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XV, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Government Offices	.. 25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within Town Centre	.. 50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	.. 125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XIV. BUILDING LINES IN FRONT, SIDE AND REAR

This shall be provided in accordance with rules 51, 52 and 53 contained in part VII of the Rules.

XV. ARCHITECTURAL CONTROL

Every building shall conform to architectural control wherever necessary or if any specified in the architectural control sheets prepared under rule 50.

XVI. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE

In case of any land lying in Agricultural Zone, Government may relax the provision of this Development Plan as under :—

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony), provided that
 - (i) the land was purchased prior to the material date.
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
 - (iii) the owner of the land undertakes to pay to the 'Director' as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.
 - (iv) the owner of the land secures permission for building as required under the Rules.

Explanation. The word 'Purchase' in this Regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

XVII. PROVISION OF FARM HOUSE OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

(i) No farm houses shall be permitted within 1 Km. of the urbanisable limit of any urban settlement as determined in the Development/Master Plans ;

(ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hectares .. 150 square metres

For every additional 0.4 hectare (with maximum of 300 square metres) .. 15 square metres

(iv) It shall be constructed single storeyed and its height shall not exceed 5 metres

(v) It shall be at least 15 metres away from the edge of the agricultural lands on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set-back from the edge of the road as under :—

(a) Where the road is bye-pass to a schedule road .. 100 metres

(b) Where the road is bye-pass to a schedule road .. 30 metres

(c) Any other road .. 15 metres

XVIII. RELAXATION OF DEVELOPMENT PLAN

Government may in case of hardship or with a view to preserve any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

fit to impose.

APPENDIX 'A'

I. RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, Religious and Recreational buildings
- (iv) Public Utility buildings
- (v) Educational Buildings and all types of Schools and Colleges where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail Shops and Restaurants
- (ix) Local Services Industries
- (x) Petrol Filling Stations
- (xi) Bus Stops, Tonga, Taxi, Scooter and Rickshaw Stands
- (xii) Nurseries and Green-houses
- (xiii) Any other minor need ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. COMMERCIAL ZONE

- (i) Retail trade
- (ii) Whole-sale Trade
- (iii) Ware-houses and storages
- (iv) Commercial offices and banks
- (v) Restaurants, hotels and transient boarding houses including public assistance institutions providing residential accommodation like Dhamashala, tourist house, etc.
- (vi) Cinema and other places of public assembly like theatres, clubs, dramatic clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Residence on the first and higher floors
- (ix) Local service industry
- (x) Public utility buildings
- (xi) Petrol filling station and service garages
- (xii) Loading and unloading yards
- (xiii) Parking spaces, bus-stops, taxi, tonga and Rickshaw stands
- (xiv) Town Parks
- (xv) Any other use which the Director, in public interest, may decide

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium Industry
- (iii) Heavy Industry
- (iv) Service Industry
- (v) Ware-houses and storage
- (vi) Public utility, community buildings and retail shops
- (vii) Parking, loading and un-loading areas
- (viii) Truck stands, Bus-stops, taxi, tonga and Rickshaw stands
- (ix) Petrol filling stations and service garages
- (x) Any other use permitted by the Director

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings
- (ii) Transport Nagar, Roads and Transport Depots and Parking areas
- (iii) Dock yard, jettys, piers
- (iv) Airports and Air Stations
- (v) Telegraph offices, telephones and telephone exchange

At cities approved by the Director.

- (vi) Broadcasting Stations
- (vii) Television Stations
- (viii) Agriculture, Horticulture and Nurseries at approved sites and periods
- (ix) Petrol filling stations and service garages
- (x) Parking spaces, bus-stop/shelter, taxi, tonga and rickshaw stands

At cities approved by the Director.

V. PUBLIC UTILITIES ZONE

- (i) Water Supply installations including treatment plants
- (ii) Drainage and sanitary installations including disposal works
- (iii) Electric power plants, sub-stations, etc. and staff quarters at approved sites.
- (iv) Gas installation and gas works.

VI. PUBLIC AND SEMI-PUBLIC USES ZONE

- (i) Government , Government administration centres, secretariates, district office, law courts, jails, police station, governors and residents' residences.
- (ii) Educational, cultural and religious institutions.
- (iii) Medical and health institutions.
- (iv) Civic, cultural and social institutions like theatres opera houses, etc. of a predominantly non-commercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which government in public interest may decide.

VII. OPEN SPACES

- (i) Sports, grounds, stadia and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries, crematoria, etc.
- (iv) Any other recreational use with the permission of the Director.

VIII. AGRICULTURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Villages house within abadi-deh.
- (iii) Farm house outside abadi-deh subject to restrictions as laid down in zoning regulation (XVII)

As approved by the Director.
- (iv) Expansion of existing villages contiguous to abadi-deh if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling station and pasteurization plants
- (vi) Bus and Railway Stations
- (vii) Air ports with necessary buildings
- (viii) Wireless station

As approved by the Director.

- (ix) Grain godowns/storage spaces at sites approved by the Director
- (x) Weather station
- (xi) Land drainage and irrigation Hydro-electric work and tube-well for irrigation
- (xii) Telephone and electric transmission lines and poles
- (xiii) Mining and extraction operations including lime and brick kilns/stone quarries and crushing subject to the rules and at approved sites
- (xiv) Cremation and burial grounds
- (xv) Petrol filling stations and garage services
- (xvi) Hydro-electric/thermal sub-stations, transmission lines and poles
- (xvii) Any other use which Government may in public interest decide

As approved by the Director.

The 27th February, 1978

No. 1273-2TCP-781.—With reference to Haryana Government notification No. 4760-2TCP-76/34352, dated 15th October, 1976/18th May, 1977, published in *Haryana Government Gazette*, dated 28th June, 1977 and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Area Restrictions of Un-regulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan, alongwith the restrictions and conditions applicable to the controlled area at Palwal as notified under section 4 of the said Act,—*vide Haryana Government notification No. 3522-2TCP-74/24936*, dated 4th July, 1974 published in *Haryana Government Gazette*, dated 17th September, 1974 (given in Annexures A and B to the Development Plan). The relevant plans (1) Existing land use plan Drawing No. DTP(G)/147/76 and Development Plan Drawing No. DTP (G)/197/78 are appended hereto.

2. This Development Plan shall have statutory force in respect of controlled area at Palwal. The development proposals for the area contiguous to the controlled area has been shown in the Development Plan for the purposes of preparation of an integrated plan for Palwal town. These proposals (within the Municipal Limits) are of suggestive nature without any legal bindings.

ANNEXURE 'A'

Explanatory Note on the Development Plan of Palwal

Introduction :

Palwal, an ancient town is said to have been set up in Mahabharata Times. Two Masjids of archaeological importance bear inscriptions of 13th century. It is an important tehsil headquarter of District Gurgaon and has been providing business and shopping facilities of consumer goods to the surrounding region of about 20 K.M. radius.

Palwal town has an important regional location. It is situated at a distance of 57 K.M. south of Delhi on Delhi-Mathura National Highway and lies on Delhi-Bombay railway line. It has also good road links with other important towns of the District. It is one of the seventeen priority towns of the National Capital Region. Outer rings of proposed road and railway lines have been planned to pass through this town joining the Haryana sub-region of the N.C.R. with Uttar Pradesh sub-region. On materialisation of this proposal the potentiality of the town will increase manifold.

Palwal town is bounded on the east by the Delhi-Mathura railway line, in the north and south by two distributaries which are providing irrigation facilities to surrounding villages. The old town is situated on a big mound surrounded by low lying areas on almost all sides varying from 2 to 6 feet deep. Due to this reason the two rehabilitation colonies set up after partition, had to be located at a distance of about 1 K.M. south-east of the old town creating a parallel unit. Consequently the intervening area has been subjected to major speculative ventures in the form of residential, commercial as well as industrial areas irrespective of physical conditions of the land, without any regard to necessary infrastructural facilities.

The population of Palwal town in 1971 was 36,207 as per the census report. However, the present population as available in the various gazette notifications is of the order of 42,000 persons. ■

An idea of the past trends of growth of population of this town can be had from the following table :—

Year	Population	Per cent Growth	Year	Population	Per cent Growth
1901	12,830	..	1941	13,606	+25.8 Per cent
1911	9,485	-26.9 Per cent	1951	13,916	+2.8 Per cent
1921	9,352	-1.4 Per cent	1961	27,803	+100 Per cent
1931	10,807	+15.5 Per cent	1971	36,207	+30.0 Per cent

From the above table it is evident that, except for decrease in population during 1901—1921 due to epidemic and 100 per cent increase between 1951—61 due to rehabilitation of migrated population from West Pakistan, the rate of growth of population has been normal generally based on natural growth. Keeping normal trend of growth of population at Palwal as a guide, the population by 2001 is expected to be of order of 80,000 by assuming 25 per cent as average rate of growth for a decade.

The Town & Country Planning Organisation, Government of India had assigned a population figure of 80,000 persons by 1981 to the Palwal Town. This projection was based on the assumption that there will be investments in the public sector and facilities will be made available to the private investors to boost the economy of the town which, due to certain reasons have not been fulfilled.

Keeping in view the saturation in agricultural economy and need for absorption of migrating population from this region to Delhi in search of alternate means of livelihood, it is desirable to induce economic infrastructure in this town in order to encourage private investment and to provide job opportunities. It is assumed that efforts will be directed towards this end to attract and absorb 5,000 to 6,000 additional working force resulting an additional population of about 20,000 persons. Thus by 2001, the population of Palwal town may become 1,00,000. The proposed Development Plan has been so conceived that proper spaces for Residential, Commercial, Industrial, Institutional and Recreational uses needed for a population of about 1 lac persons are available at suitable places.

PROPOSED EXTENSION AND SIZE OF THE TOWN

The existing Palwal Town forms the nucleus of the various activities. New Developments are coming up mostly on the eastern side of the Delhi-Mathura Roads as the land on the Western side of the existing city is mostly low lying and generally flood affected, as the new economic activities like mandies, commercial areas, bus stand, railway station are located on the eastern side of the existing city, the extension of the town has been envisaged towards north-east and south in the Development Plan. For a population of about 1,00,000 to accommodate the land requirements for various purposes, an average gross town density of 40 persons per acre, is assumed thus requiring about 2,500 acres of land. It is proposed to restrict the expansion of the town beyond railway line on the east, Palwal distributary on the north and Bhanguri distributary in the south. Keeping these restrictions in view, an other periphery road 50 metre wide has been so proposed that the overall area is limited to approx. 2,500 acres. As shown in the Drawing No. DTP(G)/197/78, dated 18th January, 1978 that there are certain areas (Approx. 160 acres) which are low lying and unfit for building activities within these limits. The gross area of the town with in the proposed boundaries is thus approx. 2,660 acres which includes these areas also.

LOCATION OF MAJOR URBAN USES

As explained earlier, the main concept in framing the Development Plan for Palwal Town is to extend the existing town in a properly planned manner in order to accommodate the future developments. Various major land uses have been proposed in a manner as to conceive an integrated development of the existing town. There are number of vacant pockets of land within the Municipal limits; which can be developed. The provisions for various major land uses within the municipal limits as well as within the Controlled area are as under :—

DEVELOPMENT PLAN, PALWAL

Proposed Land Use

Serial No.	Land Use	Area falling within M.C. limits (in acres)	Area falling within controlled Area (in acres)	Total Area	Percentage
1	2	3	4	5	6
1	Residential	..	765.00	305.00	1,070.00
2	Industrial	..	80.00	220.00	300.00

1	2	3	4	5	6
3	Commercial Civics Centre	..	70.00	..	70.00
4	Public Building Institutional Zone	..	135.00	40.00	175.00
5	Warehousing	..	55.00	..	55.00
6	Un-determined use	..	55.00	195.00	250.00
7	Major open spaces—				
	(i) Green belts	..	110.00	125.00	235.00
	(ii) Town Park	..	80.00	..	80.00
8	Area unfit for building activities	..	160.00	..	160.00
9	Roads	..	140.00	125.00	265.00
Total (In acres)		..	1,650.00	1,010.00	2,660.00
					100.00

MAJOR ROAD SYSTEM

The proposed development of 2,660 acres of land has been sub-divided into 13 self-contained sectors. The alignment of the proposed outer periphery road to be developed on National Highway standard as conceived in the N.C.R. Plan has been suggested skirting the proposed extension of the town on the north as shown in the development Plan. The existing bye-pass will continue to function as it is, so long as the development on its both sides takes place. For the time being a 100 metres strip of land on either side of it, has been left as green belt as required under the Punjab Schedule Roads and Controlled areas (Restrictions of Unregulated Development) Act, 1963. In the long run i.e. after the development of the western periphery road, the present Bye-Pass will become like other sector roads. The other existing roads which are at present connecting Palwal with other towns of the region have been accommodated mostly as sector roads. The new sector roads system has been designed on rectangular grid pattern.

RESIDENTIAL ZONE

1,070 acres of land has been zoned for residential purposes, out of which about 320 acres of land is already built up and about 445 acres of vacant land falls within the municipal limits. Residential reservation within the Controlled area is of the order of 305 acres.

After saturation in the main town and New Colony, the building activity is taking place in the proposed sectors 8 and 10 because of their vulnerable location. It is suggested that these two sectors should be developed in the planned manner as early was possible before they get converted into slums because of the continuing haphazard construction. The land in these sectors is bit low lying but it can be developed after modifying suitably the section of the existing drains.

INDUSTRIAL ZONE

Keeping in view the wind direction and availability of road and rail-transportation system, sectors 11 and 12 (about 300 acres of land) have been proposed into an industrial zone on the assumption that certain public sector investment will be made to encourage private investment. About 80 acres of the proposed industrial reservation falls within municipal limits. The remaining about 220 acres falls in the controlled area.

COMMERCIAL-CUM-CIVIC CENTRE

70 acres of land required for commercial-cum-civic centre falls entirely within municipal limits. The proposed reservation has been made because of its important location. At present the land is low-lying and flood affected. But by improving the drainage system this potential land can be put to use. In this area a Town Planning Scheme for residential purpose stands sanctioned, although it is not being implemented and Commercial activity have come up along Delhi-Mathura Road in contravention of this scheme. It is suggested that this area should be acquired for Commercial-cum-civic Centre.

PUBLIC BUILDING/INSTITUTION ZONE

About 175 acres of land in Sector 6 has been proposed for the above use out of which 135 acres of land falls within municipal limits and the rest 40 acres in controlled area. The existing civil courts, Jail, site for Civil hospital, some banks, and High School also form part of this Sector.

WAREHOUSING

About 55 acres of land under sector 13 has been proposed for warehousing and grain market facilities. This is to accommodate the existing developed grain market and some warehousing and also to provide for further extension of these facilities. This is in close proximity to the railway station and falls within municipal limits.

UNDETERMINED USE

Palwal is one of the towns being actively considered for the location of a Dry Port. The selection committee of the planning Commission has considered the land falling in Sector 9 as most suitable for the location of Dry Port in case the same is located at Palwal. Pending final decision regarding the Dry Port in the northern region, the whole of setcor 9 has been reserved as undetermined use.

RURAL ZONE AND NON-CONFORMING USES

The remaining area surrounding the urbanisation proposals which is predominantly agricultural is proposed to be reserved as rural zone. A rural zone however, would not eliminate the essential building development within this area, such as the extension of the existing village contiguous to abadi deh, if undertaken under a project approved or sponsored by Government, and other ancillary facilities necessary for the maintenance and improvement of this rural area.

Where an industry or other building exists with valid sanction or prior to the notification of this areas as a controlled area, such building will continue to exist as non-conforming uses of land or building contrary to the major land use contemplated for that part of the area.

ZONING REGULATION

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulation will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change in land uses and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE B

ZONING REGULATION

Governing use and development of land in the controlled areas around Palwal is shown in Drawing No. DTP(G)/197/78, dated 18th January, 1978.

I—GENERAL

These zoning regulations, forming part of the Development Plan for controlled Area Palwal shall be called Zoning regulations of the Development Plan for Palwal Controlled Areas.

The requirements of these regulations shall extend to the whole of the area covered by the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and controlled Areas (Restrictions of Unregulated Development) Act, 1963 and the rule framed thereunder.

II—DEFINITION

In these regulations :—

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in Part VII of Rules.
- (c) 'Drawing' means Drawing No. DTP(G)/197-78, dated 18th January, 1978.
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage, between the total floor-area of a building on all floors and the total area of the site.

- (e) 'Group Housing' means housing in Block without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or abnoxious noise, smoke, gas fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means in industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice cream manufacturing, aerated water, atta chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots, etc.
- (h) 'Material date' means the 4th July, 1974 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development) Act, 1963,—*vide* Haryana Government notification No. 3522-2TCP-74/24936, date 4th July, 1974 appearing in *Haryana Government Gazette* of 16th September, 1974.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not omitting abnoxious or injurious fumes and odours.
- (j) 'Non-conforming Use' in respect of any land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) 'Public Utility Building' means any building required for running of public utility service such as water supply drainage, electricity, post and telegraph and transport and for any Municipal Services including a fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and controlled Areas (Restrictions of Unregulated Development) Rules, 1965.
- (m) 'Sector density' and 'Colony density' shall mean the number of persons per acre in sector area or colony area as the case may be:—

Explanation.—(1) In this definition the 'Sector Area' or 'Colony area' shall mean the area of the Sector or of Colony, as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector of colony and excluding the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purpose of calculations of sector density it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population 4—5 persons per dwelling units 9 persons per building plot. In the case of shop-cum-residential plot, however, only the dwelling unit shall be assumed.
- (n) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) the terms 'Act' 'Colony' 'Colonizer', 'Development Plan Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and controlled Areas (Restriction of Unregulated Development) Rules, 1965, and
- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development) Act, 1963.

III—MAJOR LAND USES/ZONES

- (i) For purposes of these regulations, the several parts of the Controlled area indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—
 - (i) Residential Zone.
 - (ii) Industrial Zone.
 - (iii) General Business-Civic-Commercial Zone.
 - (iv) Public building Institutional Zone.
 - (v) Wholesale marketing and Warehousing Zone.
 - (v.) Major open spaces and Green Belts.
 - (vi) Area unfit for building activities.
 - (viii) Railway reservations

- (ix) Non-conforming uses
- (x) Reservation for major roads.
- (xi) Rural Zone.

IV. DIVISION INTO SECTORS

Major land uses mentioned at serial Nos. (i) to (xi) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown, bounded by major road reservations, and each sector shall be designated by the number as indicated in the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES

Main ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land uses/zones are listed in Appendix 'A' (sub-joined to the regulation).

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the sector may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area till such time availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTOR TO BE DEVELOPED EXCLUSIVELY THROUGH

Government Enterprise

1. Change of land use and development in sectors which are the general Business Civic-commercial Zone and public building/institutional zone, shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

2. Notwithstanding the provisions of clause (I) above Government may reserve at any time any other sector for development exclusively by it or the agencies mentioned above.

VIII. LAND RESERVATION OF MAJOR ROADS

1. Land reservation of major roads shall be as under:—

(i) Major road indicated as V-i on the Drawings: ... 60 Metres.

(ii) Major roads indicated as:—

V-1-A Existing Bye-pass

V-1-B Delhi Mathura Roads Existing widths.

V-1-C Sohna Roads

(iii) Major road marked as V-2 ... 40 metres

(iv) Major roads indicated as V-3 on the Drawing
(roads along the boundaries of sectors) ... 30 metres

2. Width and alignment of other roads shall be as per sector plan or as per approved layout of colonies.

IX. INDUSTRIAL NON CONFORMING USES

With regard to the existing industries shown in Zones other than industrial Zones in the Development Plan such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned:—

- (a) Undertakes to pay to the Director as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do in this behalf and
- (b) During the interim period, makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES

(1) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

XI. RELAXATION OF LAND USE WITHIN RURAL ZONE

In the case of any land lying in Rural Zone Government may relax the provisions of this development plan:—

(a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date on stamped paper and the colonizer secures permission for this purpose as per rule ; and

(b) for use of land as an individual industrial site (as distinct from an industrial colony), Provided that:—

(i) The land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase, executed on stamped paper prior to the material date;

(ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.

(iii) The owner of the land secures permission for building as required under the rules ; and

(iv) The owner of the land undertakes to pay to the Director, as determined by him, the proportionate charge towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlaying within the lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

EXPLANATIONS

The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no less than title, such as agreement to purchase etc.

XII. THE DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XII. DENSITY SIZE AND DISTRIBUTION OF PLOTS

(1) Every residential sector shall be developed to the density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI, the colony density of the colony area shall be 100 persons per acre.

XIV. INDIVIDUAL SITES TO FORM PART OF APPROVED LAY-OUTS.

No permission for erection or re-erection of building on a plot shall be given unless:—

(i) The plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above, and

(ii) The plot is accessible through a road laid out and constructed upon the situation of the plot to the satisfaction of the Director.

XV. MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

The minimum sizes of plots for various types of uses shall be as below:—

(i) Residential plots	.. 50 sq. Mtrs.
(ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government	.. 35 sq. Mtrs.
(iii) Shop-cum-Residential plot	.. 100 sq. Mtrs.
(iv) Shopping booth including covered corridor or pavement in front	.. 20 sq. Mtrs.
(v) Local services industry plot	.. 200 sq. Mtrs.
(vi) Light industry plot	.. 800 sq. Mtrs.
(vii) Medium Industry Plot	.. 0.8 Hectare

(2) The minimum area under a group housing estate shall be one acre.

XVI. SITE COVERAGE AND HEIGHT OF BULK OF BUILDING IN VARIOUS USES

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other categories, the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under Regulation XVIII, shall be as under:—

Types of Use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	.. 33-1/3 per cent	150 per cent
(ii) Government Offices	.. 25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within Central Business Zone	50 per cent if air conditioning is not done 75 per cent if air conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XVII. BUILDING LINES IN FRONT SIDE AND REAR

Building lines in front side and rear.—(1) Every building shall also conform to the building in front of the plots shown on the sector plan or on the layout plan of the approved colony

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan of the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout plan of the approved colony, side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the Rules.

XVIII. ARCHITECTURAL CONTROL

Every building shall conform to architectural control, wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XIX. PROVISION OF FARM HOUSES OUT SIDE ABADI DEH IN RURAL ZONE

A farm house in rural zone outside abadi deh or village and at least 10 K.M. away from urbanisation limits as indicated on the drawing may be allowed where the agricultural land attached exceeds 2.0 hectares and on the following conditions :—

Size of Farm	Maximum Coverage of Farm House	Maximum Height and Storeys
1. 2.0 to 2.4	150 square metres	Single storey 5 metres
2. for every additional 0.4 hectares	15 square metres with a maximum of 300 square metres	Ditto

Minimum set back for a dwelling shall be :—

- (a) 15 Metres from any boundary line of the farm land ;
- (b) 100 Metres from any bye-pass ;
- (c) 30 Metres from any scheduled road ;
- (d) 15 Metres from any other road.

XX. RELAXATION OF DEVELOPMENT PLAN

Government may in case of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principle of equity and justice, on payment of such development charges and on such conditions it may deem fit to impose.

APPENDIX A

RESIDENTIAL ZONE —

- (i) Residences
- (ii) Boarding Houses
- (iii) Social Community, religious and recreative buildings
- (iv) Public Utility Buildings
- (v) Educational buildings all types of schools and where necessity of colleges
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industry
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries green houses.

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

LIGHT INDUSTRY ZONE—

- (i) Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and Storage
- (iv) Public Utility buildings, community recreative and social building
retail shops
- (v) Parking loading and unloading areas
- (vi) Bus stops, Taxi, Tonga and Rickshaw stand
- (vii) Petrol filling stations and service Garages

As required for the local need
of the area and as per sites
shown on the Sector Plans
and on the approved plan of
the colony.

MEDIUM INDUSTRY ZONE—

- (i) Medium Industry
- (ii) All use allowed within light Industry Zone.

GENERAL BUSINESS-CUM-COMMERCIAL-CUM-CIVIC ZONE—

- (i) Retail shops
- (ii) Restaurants, and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local Service Industry.
- (vii) Civic, cultural, social and Community Buildings
- (viii) Local and Government Offices
- (ix) Public utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, Bus stops, Taxi, Tonga and rickshaw stand
- (xiii) Fish and Jouice and other wholesale markets
- (xiv) Any other use which Government in public interest may decide

As per sites shown on the
sector plans and zoning plan.

MAJOR INSTITUTIONAL ZONE—

Special and Major Institutions required for the town and surrounding region and set-up or sponsored by the Government undertaking or public or semi-public organisation approved by the Government with amphasis on Education and Research and all buildings ancillary thereto.

WHOLESALE MARKETING AND WAREHOUSING ZONE—

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business office and restaurant
- (iii) Residences if located on the first or higher floors
- (iv) Public Utility buildings
- (v) All necessary uses clearly incidental to above use including petrol
filling station, service garages, truck stand, etc.

As per sites shown on the
sector plans and zoning
plans.

USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

MAJOR OPEN SPACES

- (i) Parks and playgrounds open air theatres and buildings, ancillary thereto including dwelling for watch and ward staff
- (ii) Parking areas
- (iii) Restaurants shops for eatables in the area, i.e., park at approved places
- (iv) Public Utility buildings
- (v) Agricultural and horticulture at approved places and for approved periods

As approved by the Director .

RAILWAY RESERVATIONS

All requirements of the railway department.

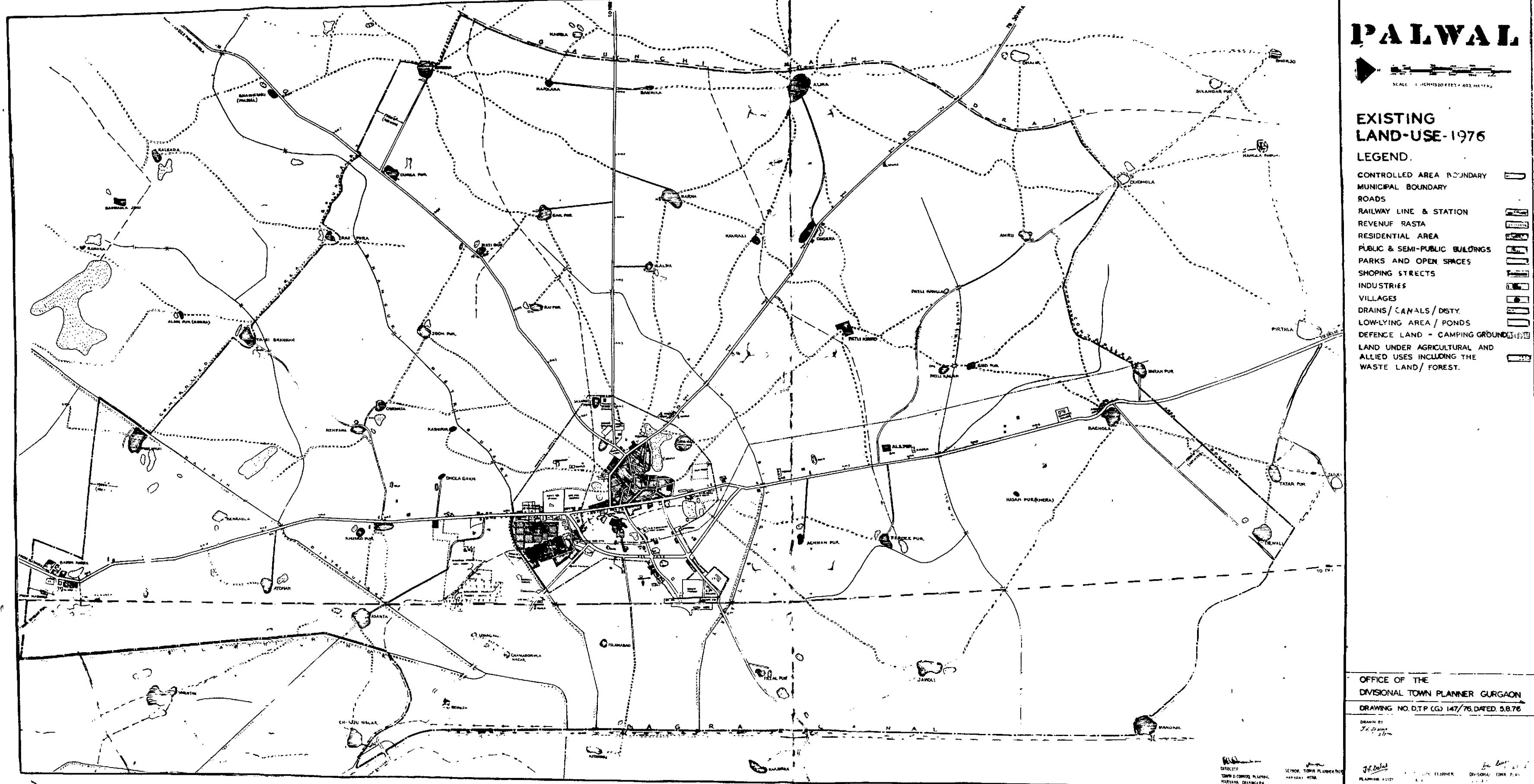
RURAL ZONE

- (i) Agricultural horticultural, dairy and poultry farming.
- (ii) Village houses within abadi deh.
- (iii) Farm houses outside abadi deh subject to restrictions as laid down in regulation XIX.
- (iv) Expansion of existing villages continuous to Abadi Deh. If undertaken under a project approved or sponsored by the Central or state Government.
- (v) Milk Chilling stations and pasteurization plants
- (vi) Bus and Railway Stations
- (vii) Airports with necessary buildings
- (viii) Wireless, Stations
- (ix) Weather Stations
- (x) Land Drainage, Irrigation and hydro-electric works
- (xi) Hydro-electric transmission lines and poles
- (xii) Cremation and burial grounds
- (xiii) Mining and extractive operations, including lime and brick kilns stone quarries and crushing subject to rules and approved sites provided that none of these operations are sited within 300 metres of the edge of any national, State or District Highway
- (xiv) Petrol filling stations
- (xv) Any other use which Government may in public interest decide.
- (xvi) Grain Godown/Storage space

As approved by the Director.

At the site approved by the Director.

L. D. KATARIA, Secy.



PALWAL

SCALE ONE INCH - 1320 FEET - 444 METERS

LEGEND

EXISTING FEATURES
BOUNDARY OF CONTROLLED AREA
MUNICIPAL BOUNDARY
ROADS
RAILWAY LINE/STATION
DRAIN/CANAL /DISTY.
REVENUE RASTAS
EXISTING INDUSTRIES
PUBLIC & SEMI PUBLIC BLDNGS.
EXISTING ABADI

PROPOSALS

RESIDENTIAL
RESIDENTIAL SECTOR
PROPOSED DENSITY
SECTOR NUMBER
INDUSTRIAL ZONE
LIGHT & MEDIUM INDUSTRIES

GENERAL BUSINESS / CIVIC -
COMMERCIAL CENTRE

- PUBLIC BLDNGS./INSTITUTIONAL ZONE
- WHOLE SALE MARKETING AND
- WARE HOUSING
- MAJOR OPEN SPACES/GREEN BELTS
- AREA UNIT FOR BLDNG. ACTIVITIES
- RURAL ZONE
- UNDETERMINED USE
- NON CONFORMING USE
- EXISTING INDUSTRIES WITHIN
- RURAL ZONE
- EXISTING INDUSTRIES, SEMI PUBLIC &
- PUBLIC BLDNGS. WITHIN RESIDENTIAL

MAJOR ROADS

MAJOR ROADS
N.C.R'S OUTER RING ROAD
NATIONAL HIGHWAY INCLUDING
BYE PASS
OTHER MAJOR ROADS

FIN DEVELOPMENT PLAN
FOR CONTROLLED AREA

OFFICE OF THE
DIVISIONAL TOWN PLANNER GURGAON

A detailed black and white map of a city area, likely Chandigarh, showing a grid of roads, numerous villages (purs), and a central planned sector. The map is labeled with various place names in English and Hindi/Urdu. Key features include the 'OUTER RING ROAD' and 'N.C.R. HIGHWAY' in the lower right, and 'CHANDIGARH' in the center. The map is oriented with a north arrow pointing upwards.